

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12th day of April, 1982, that the herein Petition for Variance(s) permit a minimum site area of 18,278 square feet in lieu of the required 20,200 square feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Exception Order.

Jan M.H. Jung
Deputy Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12th day of April, 1982, that the herein Petition for Special Exception for a food store as a use in combination with a service station should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The site plan, under "Ancillary Uses," shall include Section 405.4. C. 4 and 5.
2. The site plan shall designate that the truck rental area be limited to 3,000 square feet and trailer rental be limited to 3/4 ton trailers and 1,000 square feet.
3. No more than four trailers and six trucks shall be located on the site after July 15, 1982.
4. Attain compliance with Section 413 of the Baltimore County Zoning Regulations by July 15, 1982.
5. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

Jan M.H. Jung
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERDER
DIRECTOR

March 1, 1982

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 119, Zoning Advisory Committee Meeting, January 5, 1982, are as follows:

Property Owner: Herbert Shapiro
Location: NW/cor Liberty Road and Sunnar Court
Acres: 18,278 sq. ft.
District: 2nd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Landscaping should be provided in the form of trees and shrubs.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

JLW:rh

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

January 27, 1982

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 119, Zoning Advisory Committee Meeting of January 5, 1982, are as follows:

Property Owner: Herbert Shapiro
Location: NW/cor. Liberty Road and Sunnar Court
Existing Zoning: B.R.
Proposed Zoning: Variance to permit a lot area of 18,278 sq. ft. in lieu of the required 20,200 sq. ft. and a Special Exception for use in combination (food store)

Acres: 18,278 sq. ft.
District: 2nd

The service station is presently served by metropolitan water and a private septic system. Metropolitan sewer is not available to serve the property.

The proposed "Food Store" will involve the sales of produce only. If sales of any type of food other than produce is proposed, complete plans and specifications must be submitted to the plans review section, Environmental Support Services, Baltimore County Department of Health for review and approval prior to construction.

Very truly yours,

John J. Forrest
John J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

JJF:ru

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF
February 24, 1982

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Herbert Shapiro

Location: NW corner Liberty Road and Sunnar Court

Item No.: 119 Zoning Agenda: Meeting of January 5, 1982

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy, and NFPA 30, Section 7-7.4.3; two attendants while dispensing gasoline.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *John J. Forrest* Noted and Approved: *George M. Hagan*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI JR.
DIRECTOR

January 27, 1982

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #119 Zoning Advisory Committee Meeting, January 5, 1982 are as follows:

Property Owner: Herbert Shapiro
Location: NW Corner Liberty Road and Sunnar Court
Existing Zoning: B.R.
Proposed Zoning:

Acres: 18,278 sq. ft.

District: 2nd

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

- X B. A building/ _____ permit shall be required before beginning construction.

- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required.

- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.

- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.

- X I. Comments/Service stations are classified as a Special Business Use, other retail sales are classified as mercantile, See Sections 415.0 and 208. Section 213.2 allow incidental uses as long as it is not the dominate use. Should the mercantile area expand a change of use to mixed uses and complete NOTE: These comments reflect only on the information provided by the drawing compliance to submitted to the office of Planning and Zoning and are not intended to Section 213.1 be construed as the full extent of any permit. would be required If desired additional information may be obtained by visiting Room #123 including a fire separation and separate exits. (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 8, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No: 117, 118, 119, 120, 121, 122
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:

No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 12, 1982

Mr. Herbert Shapiro
7024 Liberty Road
Baltimore, Maryland 21207

Dear Mr. Shapiro:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jan M.H. Jung
JAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

March 9, 1982

Mr. William Hammond
Zoning Commissioner
Zoning Commissioner's Office
Towson, Maryland 21204

Re: Case #82-202-XA
Item #119

Dear Mr. Hammond:

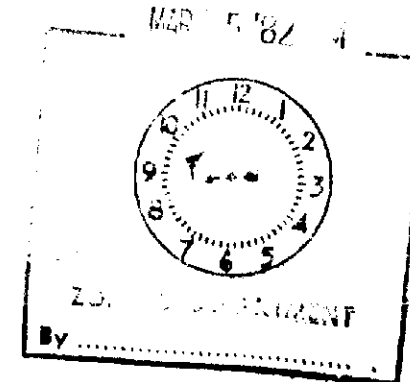
It has come to our attention that Mr. Herbert Shapiro, et al are petitioning for a special exception which would allow for the utilization of a food store in combination with a service station located at Liberty Road and Sunmar Court.

We are not directly opposed to the special exception and variance which would allow for a food store operation. But we wanted the Commission to be aware of the fact that this particular service station and its recently removed "produce stand" which fronted upon Liberty Road caused a considerable amount of complaints from both residential and commercial neighbors. We are therefore, only requesting that the petitioners be reminded of these complaints in order that his future operations will be more compatible with the surrounding neighborhood.

Sincerely,

Sharon Jandori
Sharon Jandori, President
Liberty Communities
Development Corporation

L.C.D.C. 3335 Washington Ave., Baltimore, Maryland
Telephone 655 7766



Messrs: Herbert Shapiro and Edward Shapiro
7024 Liberty Road
Baltimore, Maryland 21207

February 16, 1982

NOTICE OF HEARING

RE: Petitions for Special Exception and Variance
NW/corner of Liberty Rd. & Sunmar Ct.
Case #82-202-XA

TIME: 9:30 A.M.

DATE: Thursday, March 18, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

March 10, 1982

WILLIAM E. HAMMOND
ZONING COMMISSIONER

Messrs. Herbert and Edward Shapiro
7024 Liberty Road
Baltimore, Maryland 21207

RE: Petition for Special Exception & Variance
NW/corner of Liberty Rd. & Sunmar Court
Case #82-202-XA

Dear Messrs: Shapiro:

This is to advise you that \$73.70 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

2nd DISTRICT

ZONING: Petition for Special Exception and Variance
LOCATION: Northwest corner of Liberty Road and Sunmar Court
DATE & TIME: Thursday, March 18, 1982 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:

Petition for Special Exception for food store as a use in combination with a service station and Variance to permit a minimum site area of 18,278 sq. ft. in lieu of the required 20,200 sq. ft.

The Zoning Regulation to be excepted as follows:
Section 405.4 (A.1, C.5 and D.8) - minimum side area for uses in combination with service station

All that parcel of land in the 2nd District of Baltimore County.

Being the property of Herbert Shapiro, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, March 18, 1982 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

December 11, 1981

No. 7024 Liberty Road
Northwest corner of Liberty Road and Sunmar Court
2nd District Baltimore County, Maryland

Beginning for the same at the corner formed by the intersection of the north side of Liberty Road with the west side of Sunmar Court, thence running and binding on the north side of Liberty Road North 64 degrees 03 minutes 25 seconds West 223.32 feet, thence leaving Liberty Road for three lines of division as follows:- North 70 degrees 52 minutes 30 seconds East 134.06 feet, North 25 degrees 56 minutes 35 seconds East 10.81 feet and South 64 degrees 03 minutes 25 seconds East 128.64 feet to the west side of Sunmar Court, and thence running and binding on the west side of Sunmar Court South 25 degrees 56 minutes 35 seconds West 105.71 feet to the place of beginning.

Containing 18,278 square feet of land more or less.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning

Date: March 10, 1982

SUBJECT: Zoning Petition No. 82-202-XA

If granted, it is requested that details of landscaping be reviewed by the Division of Current Planning and Development.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEGJGH:mc

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

82-202-XA

District: 2nd Date of Posting: 2-27-82

Posted for: Special Exception and Variance

Petitioner: Herbert Shapiro, et al

Location of property: NW/corner Liberty Road & Sunmar Court

Location of Signs: NW/corner Liberty Road & Sunmar Court

Remarks: N.E. Gerber

Posted by: N.E. Gerber Date of return: 3-5-82

Number of Signs: 2

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Shee.	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: ucn	Revised Plans: Change in outline or description Yes No									
Previous case:	Map # 23									

Item # 119

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 15 day of December, 1981.

Filing Fee \$ 50.00 Received: ☒ Check

☐ Cash

☐ Other

Item # 119

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner: Herbert Shapiro Submitted by: Frank Lee

Petitioner's Attorney: Reviewed by: ucn

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Mr. Herbert Shapiro
7024 Liberty Road
Baltimore, Md. 21207

Mr. Frank S. Lee
1277 Neighbors Avenue
Baltimore, Md. 21237

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 5th day of February, 1982.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Herbert Shapiro, et al

Petitioner's Attorney:

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

